



**TitleOne**  
a title & escrow co.

## PROPERTY INFORMATION

**Date:**

12/3/2020

**Prepared By:**

TitleOne Customer Service

**Property Address:**

109 W 44th St Garden City 83714

**Parcel Number:**

R2734510192

**Warmest Regards,**

The TitleOne Team  
TitleOne Corporation  
[www.TitleOneCorp.com](http://www.TitleOneCorp.com)

**Disclaimer**

Any property information contained in this email is subject to the following: This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.

## Ada County Property Profile Information



**Parcel ID:** R2734510192

**Property Addr:** 109 W 44th St

Garden City ID 83714 - 4810

**Property Type:** Commercial

### Owner Information

**Owner Name:** Idaho State (Fish & Game Dept)

**Second Owner:**

**Mail Addr:** PO Box 25

Boise ID 83707 - 0025

### Assessor Information

**Legal Desc:** LOTS 29, 30 & 31 BLK C FAIRVIEW  
ACRES SUB NO 2 #0190-B

**Subdivision:** Fairview Acres Sub No 02

**Lot/Block:** 29 / C

**Twn/Rng/Sec:** 03N / 02E / 06

**Acres:** 2.02

**Irrigation Dist:**

**Tax Code Area:** 06

**2019 Levy Rate:** 0.0133

**Zoning:** City of Garden City-C-2

**Homeowner**

**Exemption:**



### Treasurer Information

**Year:** **Tax:**

**Year:** **Tax:**

**Year:** **Tax:**

### Assessor Categories

Year	Cat.	Description	Acres	Value
2020	210	COM LOT OR TRACT	2.02	\$0.00
2020	420	COM IMPROVEMENT		\$0.00
<b>Totals:</b>			2.02	

### Land Information

**Residential Acres:** **Commercial 2.02 Acres:**

**Water Source:** **Sewer:** Unknown

**View:** **Water Influence:**

**Topography:** **Recreation:**

**Other Acres:** **Street:**

**Sidewalks:** No **Curbs and Gutters:** No

**Corner:** No **Utilities:**

### Residential Characteristics

<b>Main Floor:</b> 20,000	<b>Deck SqFt:</b>	<b>Bedrooms:</b>	<b>Fireplace:</b>
<b>Lower Floor:</b>	<b>Lower Floor Unfin:</b>	<b>Bathrooms:</b>	<b>Garage SqFt:</b>
<b>Upper Floor:</b>	<b>Patio SqFt:</b>	<b>Patio Covered:</b>	<b>Pool SqFt:</b>
<b>Attic Fin:</b>	<b>Attic Unfin:</b>	<b>Year Built:</b> 1950	<b>Porch SqFt:</b>
<b>Basement:</b>	<b>Basement Unfin:</b>	<b>Remodeled:</b>	<b>Heating:</b>
<b>Total SqFt:</b> 20,000	<b>Total Unfin:</b>		<b>AC:</b>

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



REVENUE STAMPS

## WARRANTY DEED

BOOK 410 PAGE 301

For Value Received EARL D. TAYLOR and RUTH H. TAYLOR,  
Husband and Wife

the grantors, do hereby grant, bargain, sell and convey unto  
JOHN D. LEWIS and ANNIE LAURIE LEWIS, Husband and Wife

the grantees, the following described premises, in Ada County Idaho, to wit:

Lots 31, 33, and 34 in Block "C" of Fairview Acres  
Subdivision # 2, according to the plat thereof filed  
in Book 10 of Plats at page 538, records of Ada County,  
Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees,  
and their heirs and assigns forever. And the said Grantors do hereby covenant to and  
with the said Grantees, that they are the owners in fee simple of said premises; that they are free  
from all incumbrances

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: November 16, 1955

*Earl D. Taylor*  
*Ruth H. Taylor*

## STATE OF IDAHO, COUNTY OF ADA

On this 17th day of November 1955,  
before me, a notary public in and for said State, personally  
appeared EARL D. TAYLOR and RUTH H.  
TAYLOR, Husband and Wife

known to me to be the persons whose names are  
subscribed to the within instrument, and acknowledged to  
me that they executed the same.

Residing at Boise, Idaho  
Comm. Expires 2-20-56

## STATE OF IDAHO, COUNTY OF ADA

I hereby certify that this instrument was filed for record at  
the request of

at 15 minutes past 3 o'clock p.m.,  
this 13 day of November,  
1955, in my office, and duly recorded in Book  
of Deeds at page

VERN THOMAS

Ex-Officio Recorder

By *James Smith* Deputy.  
Fees \$ 1.00  
Mail to:

INSTRUMENT No.

④



BOOK 410 PAGE 302 WARRANTY DEED

For Value Received JOHN D. LEWIS and ANNIE LAURIE LEWIS,  
Husband and Wife

the grantors, do hereby grant, bargain, sell and convey unto  
State of Idaho for use and benefit of Fish and Game Department

the grantees, the following described premises, in Ada County Idaho, to wit:

Lots 31, 33, and 34 in Block "C" of Fairview Acres Sub-  
division #2, according to the plat thereof filed in Book 10  
of Plats at page 538, records of Ada County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees,  
and their heirs and assigns forever. And the said Grantors do hereby covenant to and  
with the said Grantees, that they are the owners in fee simple of said premises; that they are free  
from all incumbrances

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated:

*John D. Lewis*  
*Annie Laurie Lewis*

STATE OF CALIFORNIA,

County of San Mateo

On this 17th day of November in the year one thousand nine hundred and Fifty-five  
before me, John A. Putkey, a Notary Public in and for the

County of San Mateo, State of California,  
residing therein, duly commissioned and sworn, personally appeared  
JOHN D. LEWIS and ANNIE LAURIE LEWIS

known to me to be the person whose name is subscribed to the within instrument,  
and acknowledged to me that he executed the same

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal  
in the County of San Mateo the day and  
year in this certificate first above written

Notary Public in and for the State of California

Cowdery's Form No 34--(Acknowledgment General) (C C Sec 1189)

My Commission Expires December 2, 1957

STATE OF IDAHO, COUNTY OF Ada  
I hereby certify that this instrument was filed for record at  
the request of JOHN D. LEWIS and ANNIE LAURIE LEWIS  
at 25 minutes past 3 o'clock p.m.,  
this 13 day of Dec  
1955, in my office, and duly recorded in Book  
of Deeds at page

VERN THOMAS

Ex-Officio Recorder

By *Lewis Smith* Deputy.

Fees \$ 1.00  
Mail to:

INSTRUMENT NO. 387425

## BOOK 410 PAGE 308 WARRANTY DEED

For Value Received ROBERT F. BRINK and CATHERINE BRINK,  
Husband and Wife. Said CATHERINE BRINK being also shown of  
record as Sarah C. Brink

the grantors, do hereby grant, bargain, sell and convey unto  
State of Idaho for use and benefit of Fish and Game Department

the grantees, the following described premises, in Ada County Idaho, to wit:

Lots 29 and 30 in Block "C" of Fairview Acres Subdivision  
#2, according to the plat thereof filed in Book 10 of Plats  
at page 538, records of Ada County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees,  
and their heirs and assigns forever. And the said Grantors do hereby covenant to and  
with the said Grantees, that they are the owners in fee simple of said premises; that they are free  
from all incumbrances

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated:

November 16, 1955

*Robert F. Brink*

*Catherine Brink Sarah C. Brink*

STATE OF IDAHO, COUNTY OF Ada

On this 16th day of November 1955,  
before me, a notary public in and for said State, personally  
appeared Robert F. Brink and Catherine  
Brink, Husband and Wife

known to me to be the persons whose names  
subscribed to the within instrument, and acknowledged to  
me that they executed the same.

*Jack P. Penner*  
Notary Public  
Residing at Boise, Idaho  
Comm Expires 1 January 1958

STATE OF IDAHO, COUNTY OF

I hereby certify that this instrument was filed for record at  
the request of CAPITOL TITLE COMPANY

at 25 minutes past 3 o'clock P.M.,  
this 13 day of Dec.  
1955, in my office, and duly recorded in Book  
of Deeds at page

Ex-Officio Recorder

By *Evelyn Smith* Deputy.  
Fees \$1.00  
Mail to:

INSTRUMENT NO. 332474

(E)

QUITCLAIM DEED

THIS INDENTURE, Made this 29th day of November, in the year of our Lord one thousand nine hundred and fifty-five between HOME FINANCE CO. INC., a corporation organized and existing under and by virtue of the laws of the State of Idaho, and DON H. EAGLESON and EDNA M. EAGLESON, husband and wife, and ROBERT A. RANDALL and UTAHNA S. RANDALL, husband and wife, the parties of the first part, and the STATE OF IDAHO for the benefit and use of the Department of Fish and Game, the party of the second part,

WITNESSETH, That the said parties of the first part for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, lawful money of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these presents remise, release and forever quitclaim, unto the said party of the second part, and to its successors and assigns, the underground waters which the party of the second part may hereafter desire to take from underground with its wells for domestic purposes, lawn sprinkling and garden irrigation, upon and in the premises situate in the County of Ada, State of Idaho, and particularly described as follows, to wit:

Lots 3, 32, 33, 34, 31, 30, and 29 in Block C of Fairview Acres Subdivision No. 2, according to the plat thereof filed in Book 10 of Plats at page 538, records of Ada County, Idaho.

IT IS SPECIFICALLY UNDERSTOOD that this instrument does not convey any of the flow of the water in the drain ditch known as the Davis Drain.

TO HAVE AND TO HOLD all and singular the said waters

BOOK 410 PAGE 308

hereby quitclaimed unto the party of the second part forever.

HOME FINANCE CO., INC.

ATTEST:

Don H. Eagleson  
Its Secretary

By Robert A. Randall  
Its President

Don H. Eagleson  
Don H. Eagleson

Edna M. Eagleson  
Edna M. Eagleson

Robert A. Randall  
Robert A. Randall

Utahna S. Randall  
Utahna S. Randall

STATE OF IDAHO, }  
COUNTY OF ADA, } ss.

On this 29<sup>th</sup> day of November, 1955, before me, the undersigned, a Notary Public in and for said State, personally appeared ROBERT A. RANDALL and DON H. EAGLESON, known to me to be the president and secretary, respectively, of the corporation that executed the foregoing instrument, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

C. Ray Peterson  
Notary Public for the State of Idaho,  
Residing at Boise, Idaho.

880V 410 PAGE 309

STATE OF IDAHO, }  
COUNTY OF ADA, } ss.

On this 28<sup>th</sup> day of November, 1955, before me, the undersigned, a Notary Public in and for said State, personally appeared DON H. EAGLESON and EDNA M. EAGLESON, husband and wife, and ROBERT A. RANDALL and UTAHNA S. RANDALL, husband and wife, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

*Coray Peterson*  
Notary Public for the State of Idaho,  
Residing at Boise, Idaho.

STATE OF IDAHO, }  
COUNTY OF ADA, } ss.  
I hereby certify that this instrument was filed for record at the request of  
CAPTROL TIRE COMPANY  
at 25 minutes of 3  
o'clock P.M. this 13 day of Dec, 1955, in my  
office, and it is recorded  
at \_\_\_\_\_ of \_\_\_\_\_  
Date \_\_\_\_\_  
VERN THOMAS  
Ex Officio Recorder  
By *Bruce Smith*  
Deputy  
Filed 150

*State of Idaho*

to

*Thomas Finance Co., Inc.*

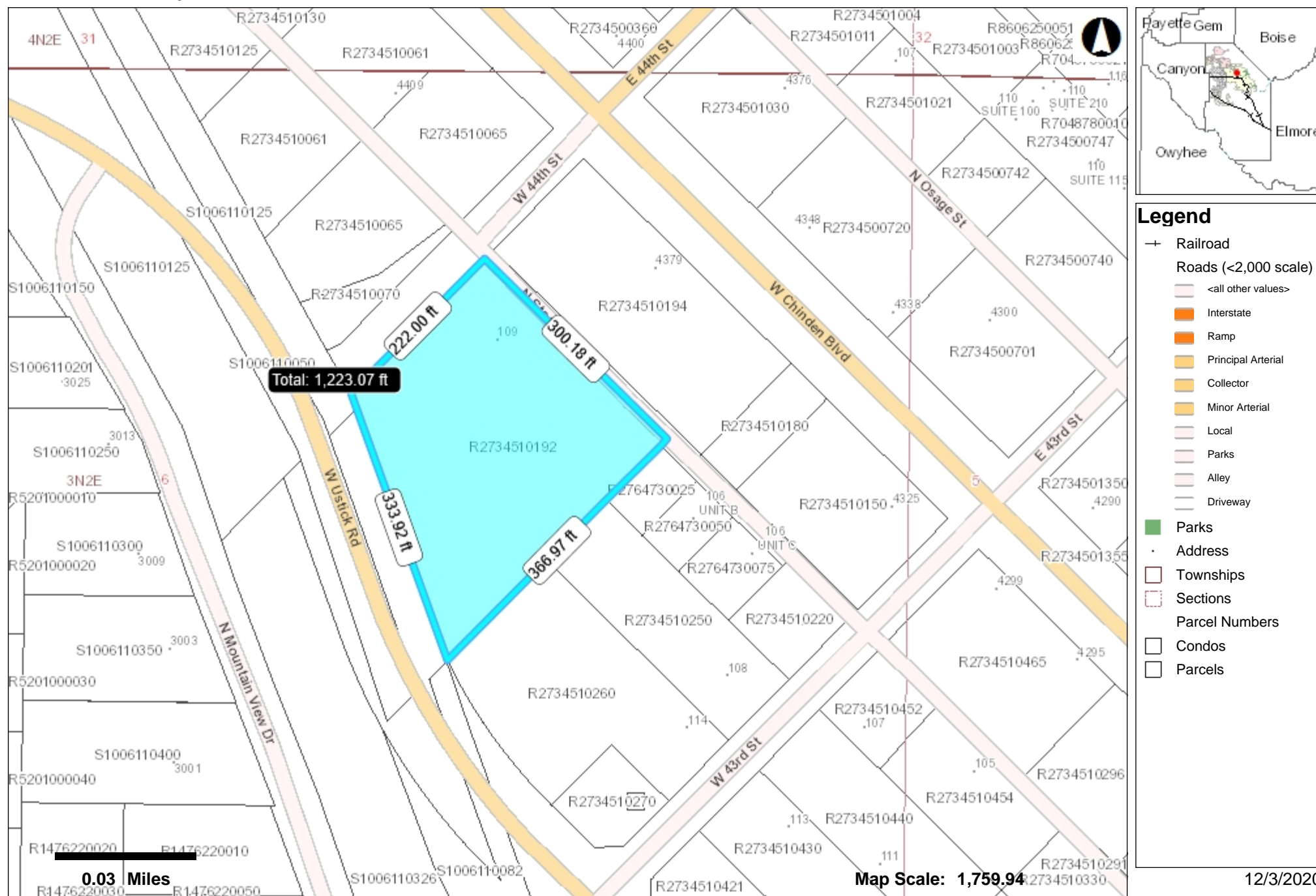
*deed*

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# Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



## Street Map



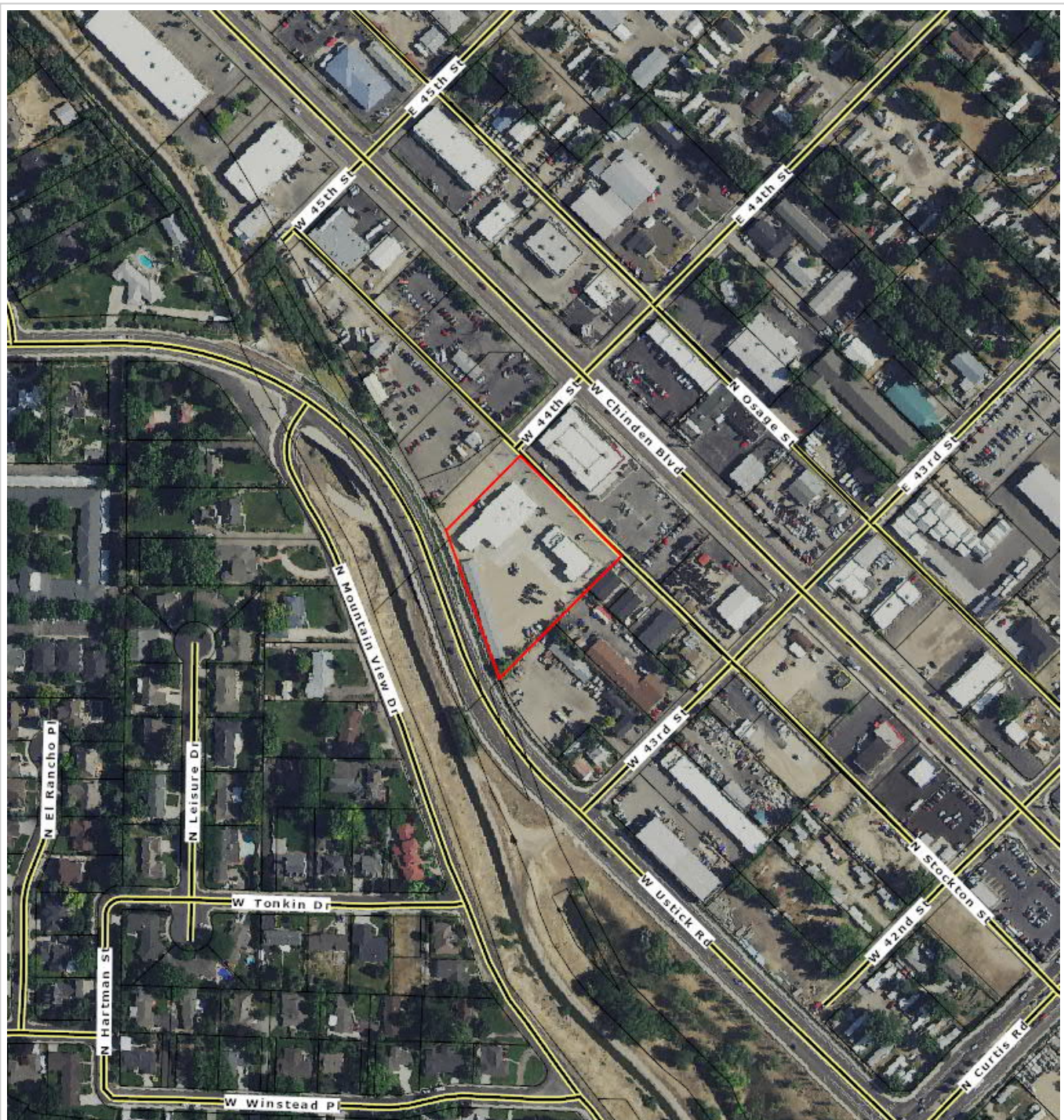
**TitleOne**  
a title & escrow co.

**Parcel ID: R2734510192**

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## Aerial Map

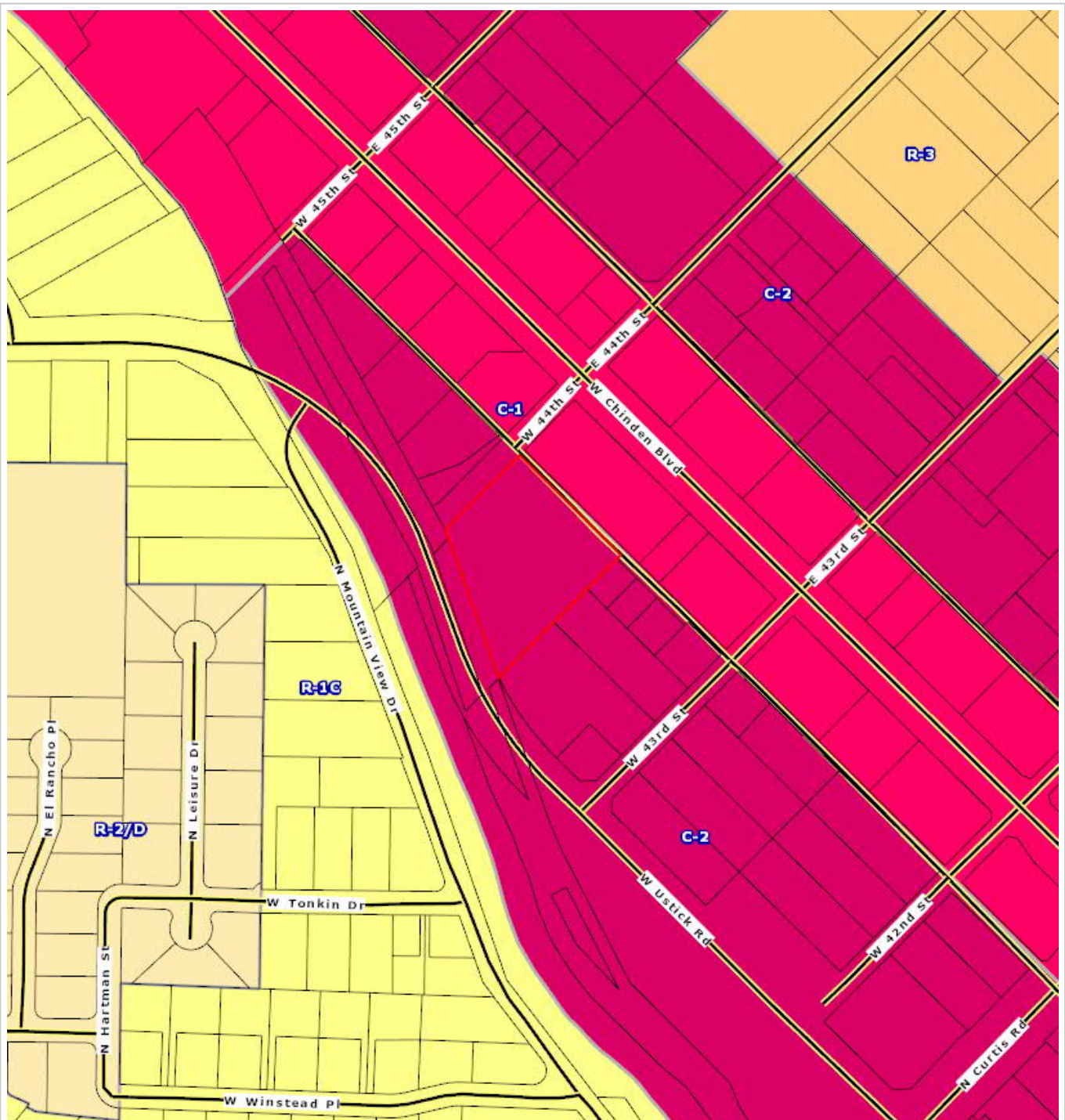


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## Zoning Map



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